# An Overview of LaGrange County's 2009 Annual Trending
## June 10, 2010

The following steps were taken to conduct the 2010 annual trending in LaGrange County:

**Step 1: Re-Delineation of Neighborhoods**

The vast majority of neighborhoods in Lagrange County were completely re-examined and, where necessary, re-delineated for annual trending in 2008. This would include the creation of new neighborhoods and the combination of neighborhoods as well. This portion of trending included all property classes. The neighborhood delineations were reviewed for 2010 trending. However, since the neighborhoods were re-examined for 2008, it was not necessary to re-delineate neighborhoods.

**Step 2: Calculation of New Land Values**

For 2010, sales were analyzed and land values were adjusted based on the results of the study. For rural residential property, small adjustments may have been made based on sales, but the market adjustment factor was the primary means of updating rural residential property values. Land values around the lakes continually needed to be reviewed and recalculated where necessary. For commercial and industrial properties, land sales were in short supply with only 4 valid sales. Some market areas or some use types warranted influence factors; these factors were reviewed and adjusted accordingly.

Due to the scarcity of vacant residential sales in Bloomfield, Clay, Clearspring, Eden, Greenfield, Lima, Springfield and Van Buren, the sales were combined with other townships in the ratio study. Since there were less than seven (7) sales in each of these townships, these were considered to be an inadequate sample and were combined into one ratio study. Additional sales from 2007 and 2008 were added to provide a sufficient number of sales to analyze the accuracy and uniformity of assessed values.

It was necessary to expand the time window for vacant commercial and vacant industrial sales. This increased the sample size for review of commercial and industrial land values. These sales were adjusted for time, based on a study conducted by the Office of Federal Housing Enterprise Oversight (OFHEO) Since LaGrange is not one of the cities that is tracked by the OFHEO the adjustment for Kokomo was used as a comparable city.

**Step 3: Calculation of New Residential Factors & Residential Studies**

Per 50 IAC 14, a preliminary ratio study was conducted for vacant and improved residential at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of LaGrange County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required. This resulted in the calculation of new neighborhood factors. For improved residential property, in most townships, it was determined to get an adequate sample size sales for 2007 and 2008 were used. Sales from 2007 and 2008 were adjusted for time to arrive at a time adjusted value.

In a few cases, it was necessary to trim outliers in accordance with IAAO standards. The worksheet containing the calculations for trimming of outliers is included with the ratio study.

**Step 4: Updated Commercial & Industrial Improvement Values**
Due to the lack of valid Commercial and Industrial improved sales, it was necessary to combine all the improved commercial sales into one study to provide a sufficient number of sales to analyze the accuracy and uniformity of assessed values. Improved Industrial sales have only yielded 4 valid sales in 3 years. Due to the lack of valid sales, we were unable to analyze the accuracy and uniformity of assessed values. Additionally, Vacant Industrial property has yielded only 2 valid sales in the last 4 years and again we were unable to analyze the accuracy and uniformity of assessed values.

Multi-Parcels sales are noted with comments in their respective cells.

Where necessary comments were inserted in cells where special circumstances were present.